



BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application Number: # 12310-00000-00124

Date Received: 7 MAR 2012

Commission/Group: CLINTONVILLE

Existing Zoning: _____ Application Accepted by: JF

Fee: \$1100 315-

Comments: _____

TYPE(S) OF ACTION REQUESTED

(Check all that apply)



Variance



Special Permit

Indicate what the proposal is and list applicable code sections. State what it is you are requesting.

A variance for the allowable height of 15 feet for a garage per code 3332.38 (g).

to 19'

LOCATION

1. Certified Address Number and Street Name 470 Fallis Road

City Columbus

State Ohio

Zip 43214

Parcel Number (only one required) 010-071535-00

APPLICANT: (IF DIFFERENT FROM OWNER)

Name N/A

Address _____ City/State _____ Zip _____

Phone # _____ Fax # _____ Email _____

PROPERTY OWNER(S):

Name David & Claire Carlin

Address 470 Fallis Road City/State Columbus, Ohio Zip 43214

Phone # 614-562-9076 Fax # _____ Email dcarlin@columbus.rr.com

☐ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)



Attorney



Agent

Name N/A

Address _____ City/State _____ Zip _____

Phone # _____ Fax # _____ Email: _____

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE David Carlin

PROPERTY OWNER SIGNATURE Claire Carlin

ATTORNEY / AGENT SIGNATURE N/A

PLEASE NOTE: incomplete information will result in the rejection of this submittal.

For all questions regarding this form and fees please call: 614-645-4522

Please make all checks payable to the Columbus City Treasurer



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

12310-00000-00124

470 FALLIS ROAD

One Stop Shop Zoning Report Date: Fri Mar 23 2012

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 470 FALLIS RD COLUMBUS OH 43214

Mailing Address: 470 FALLIS RD

COLUMBUS OH 43214

Owner: CARLIN DAVID J & CLAIRE E

Parcel Number: 010071535

ZONING INFORMATION

Zoning: ORIG, Residential, R3

effective 2/27/1928, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: Clintonville Area Commission

Planning Overlay: N/A

Historic District: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

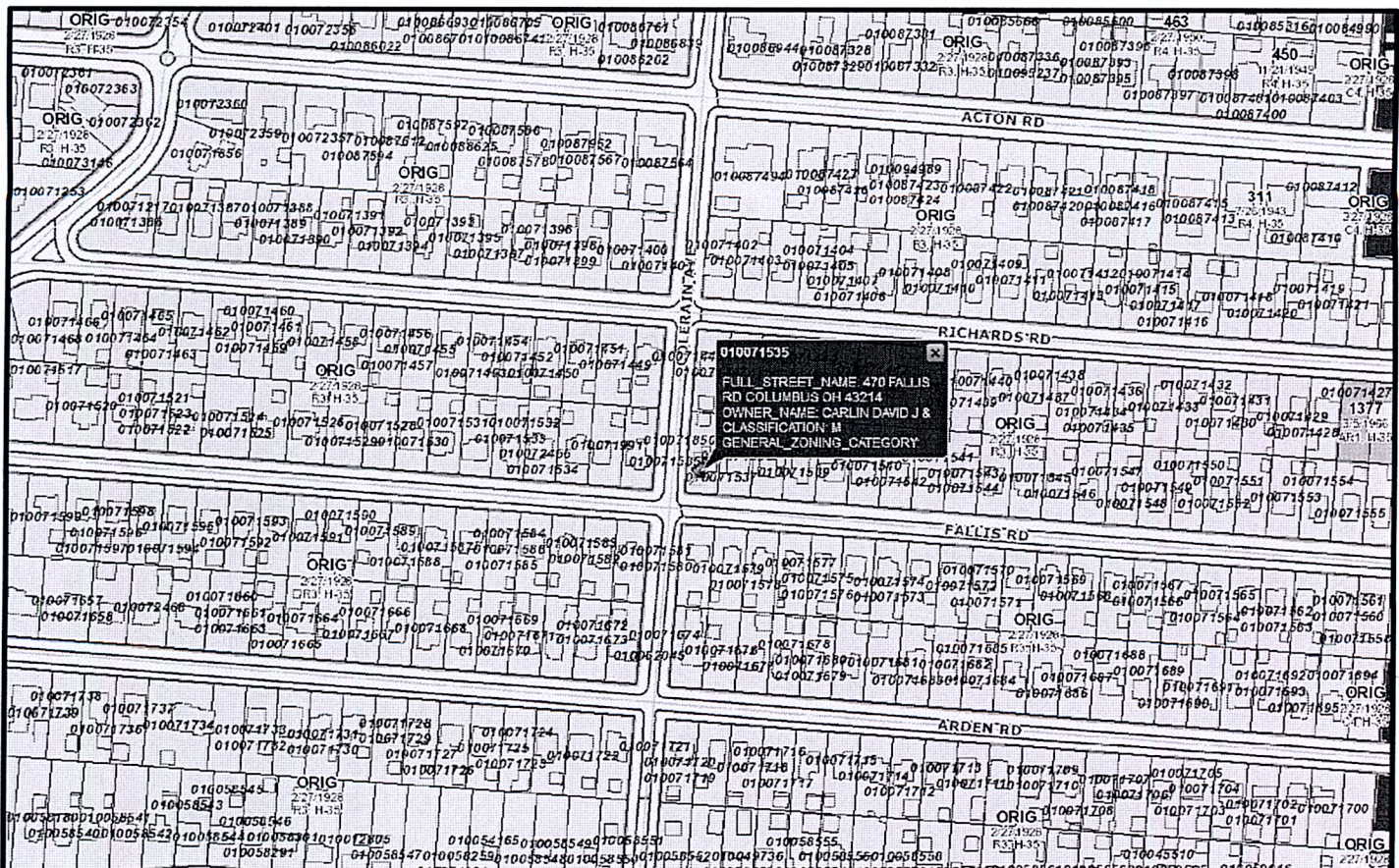
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





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AFFIDAVIT

12310-00000-00124
470 FALLIS ROAD

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME David Carlin
of (1) MAILING ADDRESS 470 Fallis Road, Columbus, Ohio 43214

deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per ADDRESS CARD FOR PROPERTY

for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME

(4) David & Claire Carlin

AND MAILING ADDRESS

470 Fallis Road

Columbus, Ohio 43214

APPLICANT'S NAME AND PHONE #

(same as listed on front of application)

David Carlin

614- 562-9076

AREA COMMISSION OR CIVIC GROUP

AREA COMMISSION ZONING CHAIR OR

CONTACT PERSON AND ADDRESS

(5) Clintonville Area Commission - Nick Cipiti

4040 N. High St. Number 37

Columbus, Ohio 43214

and that the following is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

(6) PROPERTY OWNER(S) NAME (6A) ADDRESS OF PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS
See attached

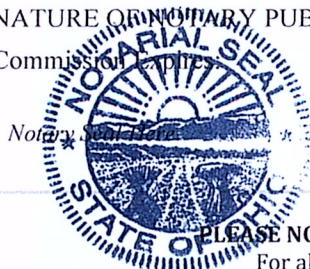
☒ (7) Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 28th day of February, in the year 2012

SIGNATURE OF NOTARY PUBLIC

My Commission Expires



Tammy K. Boring
Notary Public, State of Ohio
My Commission Expires
11-29-13

(8) Tammy K. Boring

11-29-13

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STATEMENT OF HARDSHIP

12310-00000-00124

470 FALLIS ROAD

APPLICATION # _____

3307.09 Variances by Board.

- A. The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). No variance shall be granted unless the Board finds that all of the following facts and conditions exist:
1. That special circumstances or conditions apply to the subject property that does not apply generally to other properties in the same zoning district.
 2. That the special circumstances or conditions are not the result of the actions of the property owner or applicant.
 3. That the special circumstances or conditions make it necessary that a variance be granted to preserve a substantial property right of the applicant which is possessed by owners of other property in the same zoning district.
 4. That the grant of a variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of this Zoning Code.
- B. In granting a variance, the Board may impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the Board deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.
- C. Nothing in this section shall be construed as authorizing the Board to affect changes in the Zoning Map or to add to the uses permitted in any district.

I have read Section 3307.09, Variances by Board, and believe my application for relief from the requirements of the Zoning Code satisfies the four criteria for a variance in the following ways:

The applicant has a desire to demolish the deteriorating, detached garage and construct a new garage that compliments the existing house and neighborhood. In order to achieve this, the design includes a roof pitch that causes the overall building height to reach 19 feet, exceeding the allowable height of 15 feet per code section 3332.38(G).

Signature of Applicant

Dan Corbi

Date

2/27/12

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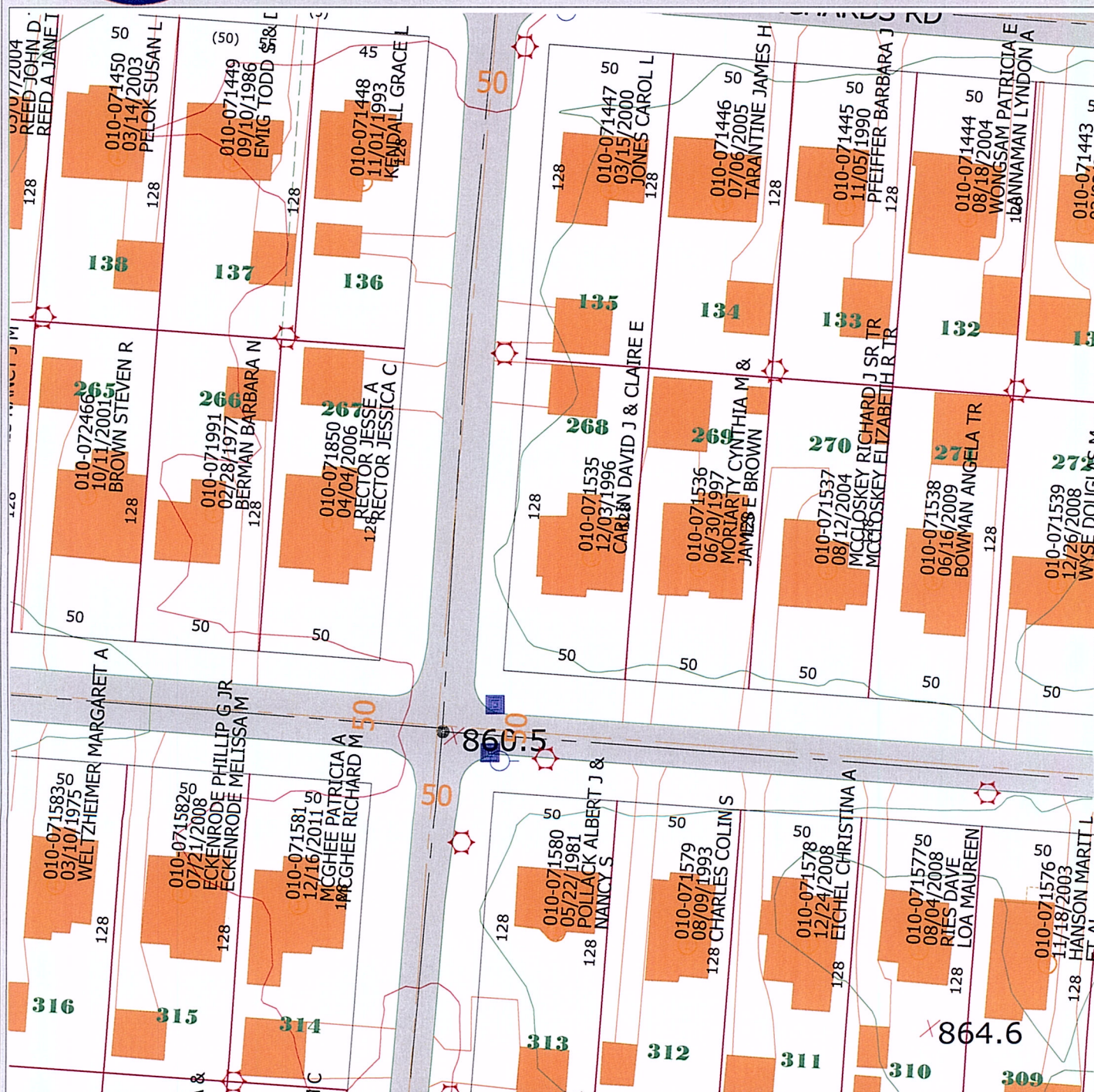
Please make all checks payable to the Columbus City Treasurer



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 2/27/12



Disclaimer

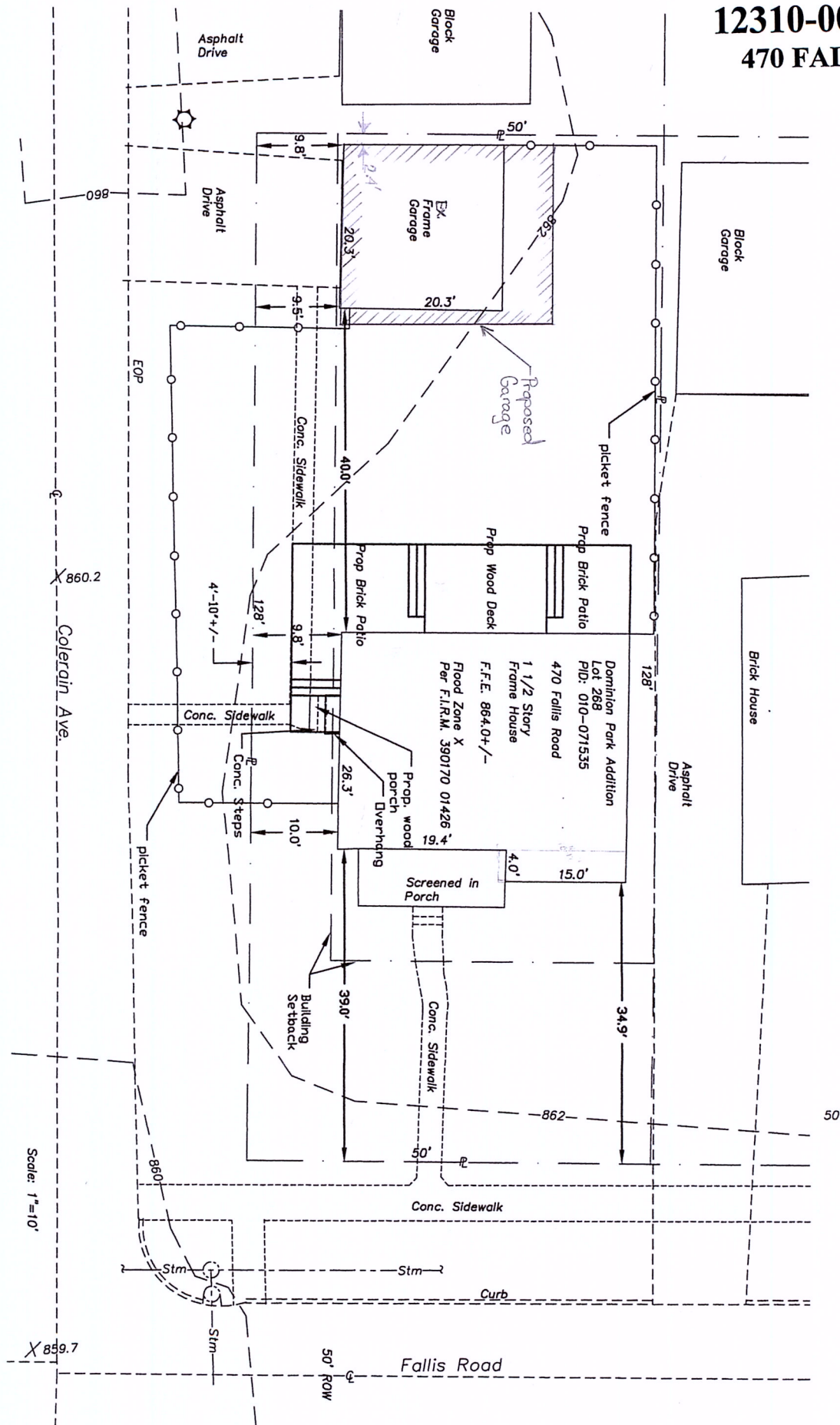
Scale = 60

Grid North

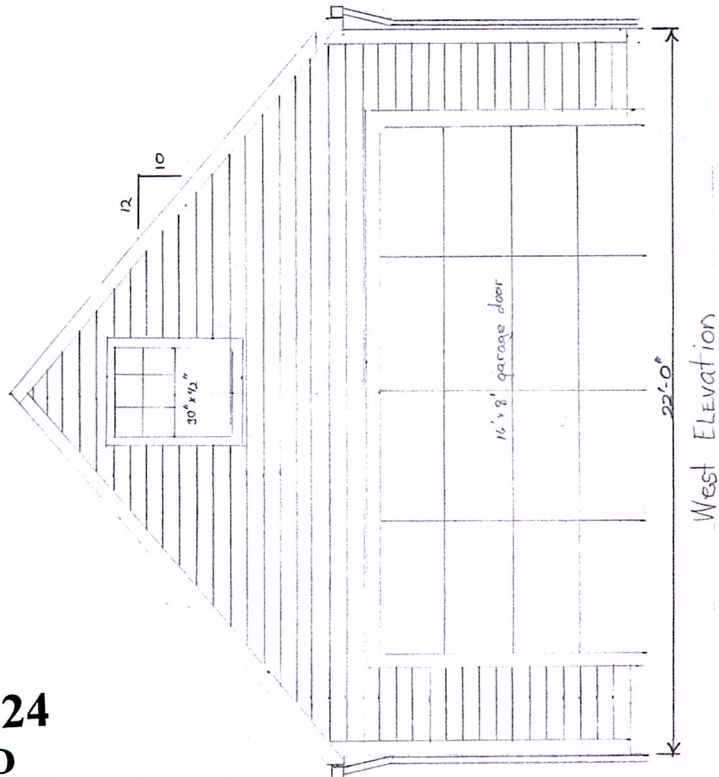
This map is prepared for the real property inventory within this county survey plats, and other public records and data. Users of this map information sources should be consulted for verification of the information. The county and the mapping companies assume no legal responsibility. Please notify the Franklin County GIS Division of any discrepancies.

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470 FALLIS ROAD

470 FALLIS ROAD



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470 FALLIS ROAD



Garage Reconstruction		Scale: $\frac{3}{8}" = 1'$	Date: 2-19-2012
470 Fallis Road			
Elevations			



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PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #

12310-00000-00124
470 FALLIS ROAD

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) David Carlin
of (COMPLETE ADDRESS) 470 Fallis Road, Columbus, Ohio 43214

deposes and states that (he/she) is the APPLICANT, AGENT OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

NAME	COMPLETE MAILING ADDRESS
David Carlin	470 Fallis Road Columbus, Ohio 43214
Claire Carlin	470 Fallis Road Columbus, Ohio 43214

SIGNATURE OF AFFIANT

David Carlin

Subscribed to me in my presence and before me this 9th day of February, in the year 2012

SIGNATURE OF NOTARY PUBLIC

Tammy K. Boring

My Commission Expires

11-29-13

Notary Seal Here



Tammy K. Boring
Notary Public, State of Ohio
My Commission Expires
11-29-13

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